012.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,400 / 833,400
					USE VALUE:	833,400 / 833,400
					ASSESSED:	833,400 / 833,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLANCHET RICHARD J
Owner 2:	BLANCHET MARGARET M
Owner 3:	
Street 1:	55 ELIOT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZAHKA SUSAN E -
Owner 2:	-
Street 1:	55 ELIOT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-8250

NARRATIVE DESCRIPTION

This parcel contains 6,650 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6650.000	306,800		526,600	833,400
Total Card	0.153	306,800		526,600	833,400
Total Parcel	0.153	306,800		526,600	833,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.71 | /Parcel: 482.7

Legal Description

User Acct 9546

GIS Ref

GIS Ref

Insp Date 11/18/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0007.0

!1196!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,900	0	6,650.	526,600	833,500	833,500	Year End Roll	12/18/2019
2019	101	FV	242,300	0	6,650.	681,500	923,800	923,800	Year End Roll	1/3/2019
2018	101	FV	241,800	0	6,650.	433,700	675,500	675,500	Year End Roll	12/20/2017
2017	101	FV	241,800	0	6,650.	396,500	638,300	638,300	Year End Roll	1/3/2017
2016	101	FV	241,800	0	6,650.	322,100	563,900	563,900	Year End	1/4/2016
2015	101	FV	236,100	0	6,650.	322,100	558,200	558,200	Year End Roll	12/11/2014
2014	101	FV	236,100	0	6,650.	293,600	529,700	529,700	Year End Roll	12/16/2013
2013	101	FV	236,100	0	6,650.	279,400	515,500	515,500		12/13/2012

PRINT

Date	Time
12/10/20	16:51:30

LAST REV

Date	Time
01/25/18	10:23:14

apro

1196

USER DEFINED

Prior Id # 1:	9546
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAHKA SUSAN E	1214-67		11/22/1999		312,000	No	No		
WHITE CAROLINE	1190-31		7/1/1998		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2015	1101	Manual	4,000		8/11/2015			Remove existing ba
11/17/2006	1009	Redo Kit	8,000			G8	GR FY08	
3/22/2004	182	Wood Dec	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	HS	Hanne S
11/8/2017	MEAS&NOTICE	BS	Barbara S
2/27/2009	Meas/Inspect	163	PATRIOT
6/14/2000	MLS		
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	85.	0.93	2									526,576						526,600	

Total AC/HA: 0.15266 | Total SF/SM: 6650 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 526,576 | Spl Credit | Total: 526,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	85106
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376965
Depreciation:	70116
Depreciated Total:	306850

COMMENTS

WORK IN PROG RECHECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

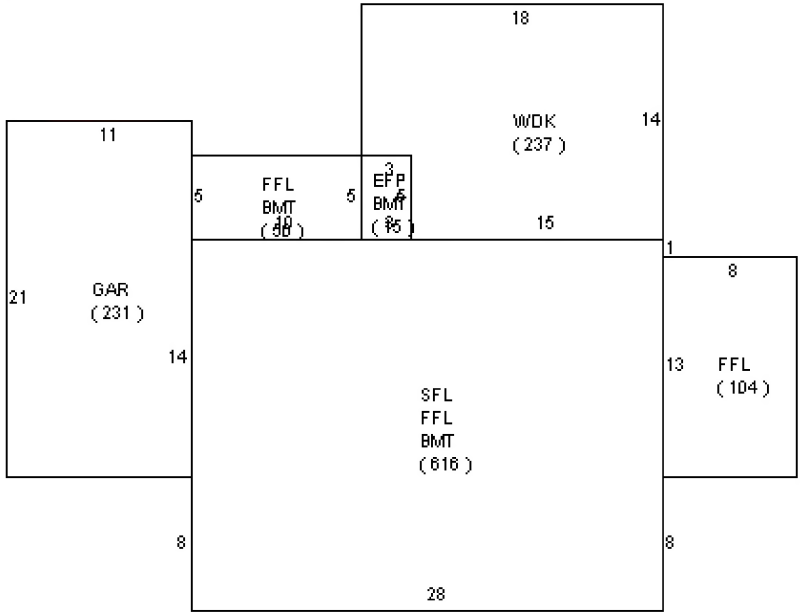
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	120.31
Final Total:	306800	Val/Su SzAd	221.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	770	168.730	129,925
BMT	Basement	681	71.250	48,520
SFL	Second Floor	616	168.730	103,940
WDK	Deck	237	10.220	2,422
GAR	Garage	231	25.820	5,964
EFP	Enclos Porch	15	72.590	1,089
	Net Sketched Area:	2,550	Total:	291,860
Size Ad	1386	Gross Are	2550	FinArea 1727

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: